



SAN DIEGO
HOUSING
COMMISSION

AGENDA

SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING AGENDA
SEPTEMBER 13, 2018, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

Chair Frank Urtasun
Commissioner Stefanie Benvenuto
Commissioner Ryan Clumpner
Commissioner Margaret Davis
Commissioner Johanna Hester
Commissioner Kellee Hubbard
Commissioner Tim Walsh

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Questions Regarding Agenda Items: For specific questions regarding any item on the San Diego Housing Commission agenda, please contact SDHCdocketinfo@sdhc.org or (619) 578-7550. Internet access to agendas and reports is available at www.sdhc.org/governance-legislative-affairs/housing-authority-of-the-city-of-san-diego/meeting/.

ITEMS

10 CALL TO ORDER

20 NON-AGENDA PUBLIC COMMENT

At this time, individuals may address the San Diego Housing Commission (Housing Commission) on any subject in its area of responsibility that is not presently pending before the Housing Commission. Communications are limited to three minutes. Pursuant to the Brown Act, the Housing Commission can take no action. Please fill out a Speaker Request Form and submit it to the secretary prior to the meeting.

30 COMMISSIONER COMMENTS

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER



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50 APPROVAL OF THE MINUTES

July 13, 2018, Special Meeting

ADOPTION AGENDA – CONSENT

Members of the public may cause an item to be pulled from the Consent Agenda by submitting a Speaker Request Form prior to the meeting. The item will then be discussed separately, and public testimony will be taken.

All of the actions of the Housing Commission Board listed in the agenda are final seven days after Housing Commission Board action unless the Housing Authority of the City of San Diego asks to review the decision of the Housing Commission Board within the seven day period.

100 HCR18-086 Election of Vice Chair

That the San Diego Housing Commission (Housing Commission) take the following action:

- 1) Elect the Housing Commission’s Vice Chair, for such terms as the Housing Commission may establish.

101 HCR18-078 Appointments to San Diego Housing Commission Committees

That the San Diego Housing Commission (Housing Commission) Board of Commissioners confirm the following recommended appointments to Housing Commission Committees, as referenced in this report:

- 1) **Audit Committee:** Commissioner Margaret Davis; Commissioner Johanna Hester; and Roberta Spoon.
- 2) **Investment Committee:** Chairman of the Board Frank Urtasun; Commissioner Ryan Clumpner; and Commissioner Kellee Hubbard.
- 3) **Real Estate Committee:** Commissioner Johanna Hester; Commissioner Ryan Clumpner; and Gary Gramling.
- 4) **Strategic Plan Committee:** Chairman of the Board Frank Urtasun; Commissioner Stefanie Benvenuto; and Commissioner Tim Walsh.

102 HCR18-079 Appoint Board Members to Housing Development Partners (HDP) and HDP Mason Housing Corporation

That the San Diego Housing Commission (Housing Commission) Board of Commissioners take the following actions:

- 1) Appoint Housing Commission Commissioners Stefanie Benvenuto and Tim Walsh as members of the Boards of Directors of Housing Development Partners (HDP) and HDP Mason Housing Corporation.



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103 **[HCR18-064](#)** **[Building Rehabilitation and Site Improvements of La Jolla Marine Apartments Affordable Housing](#)**

The seven day advance notice of San Diego Housing Commission’s Hearing of this matter is being provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(b).

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Authorize the President & Chief Executive Officer (President & CEO), or designee, to enter into a design-build contract, and all necessary contracts arising as a result of this procurement solicitation based on competitively bid solicitations and appropriate procurement methodologies, without further approvals by the Housing Commission Board of Commissioners (Board) or the Housing Authority of the City of San Diego (Housing Authority), provided that the aggregate amount of the contracts do not exceed the budget listed in Staff Recommendation No. 2, below;
- 2) Approve total development plan and ratification of the budget (Attachment 1) in an amount not to exceed \$1,355,968;
- 3) Authorize the President & CEO, or designee, to substitute the identified contract funding sources with other available funding sources, as long as the total activity budget amount after substitution does not exceed the total approved budget, should the operational need arise or should actions be to the benefit of the Housing Commission and its mission; and
- 4) Authorize the President & CEO, or designee, to execute all documents and instruments necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals.

104 **[HCR18-077](#)** **[Contracts for Fiscal Year 2019 People Assisting the Homeless \(PATH\) of San Diego County’s Rapid Rehousing Programs](#)**

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Authorize an amendment to the current agreement with People Assisting the Homeless (PATH) of San Diego County to increase the current Fiscal Year 2019 Emergency Solutions Grant (ESG) funded agreement to operate a Rapid Rehousing program by \$50,000 bringing the full agreement amount to \$239,000 for the term of July 1, 2018, to June 30, 2019;
- 2) Authorize the execution of an agreement with PATH in the amount of \$198,736 of Continuum of Care (CoC) funds to operate a Rapid Rehousing program from September 15, 2018, to February 28, 2019, with an option for a four-month extension to June 30, 2019; and approve a further additional one-year option to extend to June 30, 2020, at the discretion of the President & Chief Executive Officer (President & CEO), or designee;

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- 3) Authorize the execution of an agreement with PATH in the amount of \$19,013 of Affordable Housing Funds to support a Housing Specialist position for the aforementioned ESG and CoC funded Rapid Rehousing program(s) for fiscal year 2019;
- 4) Authorize the President & CEO, or designee, to execute all necessary documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals; and
- 5) Authorize the President & CEO to substitute funding sources and/or increase compensation by not more than 20 percent of the total agreement amount for each of the proposed agreements, if necessary, without further action by the Housing Commission Board of Commissioners (Board), but only if and to the extent that funds are determined to be available for such purposes.

105 [HCR18-076](#) [Fiscal Year 2019 City of San Diego Temporary Bridge Shelter Programs Nine-Month Operating Agreements](#)

Requires Housing Authority Approval

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

Housing Authority:

- 1) Authorize the execution of the second option to renew agreements with Alpha Project for the Homeless (Alpha Project), for the operation of the Single Adult Shelter, in the amount of \$3,987,907; Veterans Village of San Diego (VVSD), for the operation of the Veterans Shelter, in the amount of \$2,640,481; and Father Joe's Villages (FJV), for the operation of the Shelter for Families and Single Women, in the amount of \$1,854,368, in accordance with Housing Authority Resolution Number HA-1755. Total funding for the renewal option is \$8,482,756 and is currently funded from Housing Commission Property Reserves, with the expressed understanding that the Successor Agency or City of San Diego, as appropriate, will approve the transfer of funds from the Low-Moderate Housing Fund or any other eligible funds, as determined by the City of San Diego, to backfill the costs advanced by the Housing Commission for the Temporary Bridge Shelter Programs;
- 2) Authorize the President & Chief Executive Officer (President & CEO) of the Housing Commission, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals;
- 3) Authorize the President & CEO to increase compensation to Alpha Project, VVSD, and FJV to provide for flexible spending subsidies to help clients secure housing exits without further action by the Board of Commissioners (Board) of the Housing Commission, through



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allocated state grant funding for grant-eligible activities, but only if and to the extent that funds are determined to be available for such purposes.

- 4) Authorize the President & CEO to increase compensation to Alpha Project, VVSD, and FJV to allow each service provider to assume responsibility for facility support at the shelters, without further action by the Board of Commissioners (Board) of the Housing Commission, provided that the City demonstrates that the funding has already been provided in the FY19 budget for such purpose.
- 5) Authorize the President & CEO to increase compensation to VVSD, to increase the total number of beds available to 250, and open up the shelter to non-veterans if the expansion is determined to be appropriate and achievable, without further action by the Board of Commissioners (Board) of the Housing Commission, through allocated state grant funding for grant-eligible activities or other identified eligible funding sources, but only if and to the extent that funds are determined to be available for such purposes.
- 6) Authorize the President & CEO, or designee, to substitute funding sources and/or increase compensation by not more than 10 percent of the total agreement amount for the proposed agreement, if necessary, without further action by the Board of Commissioners (Board) of the Housing Commission, but only if and to the extent that funds are determined to be available for such purposes.

106 [HCR18-074 Workshop and Discussion: SDHC Strategic Plan 2016 – 2020](#)

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

The San Diego Housing Commission (Housing Commission) developed an agency-wide four-year Strategic Plan, which was approved by the Housing Commission Board (Board) on September 9, 2016.

This workshop will provide the Board with an update of the progress made in the second fiscal year of the four-year Strategic Plan.

ADJOURNMENT

INFORMATIONAL REPORTS

- [HCR18-073 Status of Loan Portfolio – Fiscal Year 2018 Fourth Quarter](#)**
- [HCR18-060 City of San Diego Affordable Housing Fund Fiscal Year 2018 Annual Report](#)**
- [HCR18-026 June & July 2018 Reporting Update for City of San Diego’s Temporary Bridge Shelter Programs](#)**
- [HCR18-081 June & July 2018 Reporting Update for City of San Diego’s Storage Connect Center](#)**